

## Glenhurst HOA Annual Meeting Minutes

Patience S. Latting Northwest Library, Room A

February 26, 2019 (Re-scheduled from 2/19/19 as the Library closed that day due to inclement weather)

The meeting was called to order at 7 pm by Bruce McAfee, HOA President.

The meeting agenda followed the Glenhurst Annual HOA Meeting Slide Presentation prepared by Steve Smith. The Slide Presentation is available on the Glenhurst Website tab "More" and then to "Glenhurst Meetings" where Glenhurst HOA monthly meeting minutes are posted on a regular basis.

The Meeting's Agenda follows:

**Opening Remarks:** This was a summary of the 2018 HOA Major Achievements.

**Board Members:** The current Board Members were introduced.

**Committee Members:** Committee Chairs were introduced. Also recognized Margaret Robinson for assisting with the night's meeting registration, Jerry Stearns for making the delicious cookies, Jim Davis for his expertise and tireless commitment maintaining our VAST irrigation system, Diana Forrest for stepping up to take the lead in making last year's Spring Picnic a reality (as there was not then and there is still Not Now a Social Committee Chair) and last but not least, Dale and Glenda Hamilton for their time, effort and expertise preparing and cooking the delicious meal for last year's (and several prior years!) June Spring Picnic.

**Treasury Report + Vote:** Spreadsheets for the 2018 "Increase of Funds vs Expense", "Balance Sheet" and the "Proposed Budget for 2019" were reviewed and open for discussion. It was stated that as of February 26, 2019 the Total HOA Bank Account Balance was \$217,421.26. \$202,581.12 in the Reserve (Savings) Account and \$14,840.14 in the Checking Account. Also mentioned was that we have 30 homeowners in Glenhurst Proper and 2 homeowners in Glenhurst Villas who have not paid their 2019 Annual Dues. These homeowners have been sent a Final Notice for 2019 Annual Dues by our HOA Financial Management Company, White Enterprises, LLC. Each year the HOA Annual Dues of \$240.00 are due by December 31 and become past due on the next day, January 1. A motion was made by Marv Grosche and seconded by Doris Washington to approve the Proposed Budget for 2019. It was unanimously approved.

**Urbanite Ash Trees:** Information was provided about the Emerald Ash Borer and the infection of our 48 Urbanite Ash Trees in some of our Common Areas.

**Capital Improvements + Vote:** Three potential Capital Improvement Projects were presented with an estimated cost and a separate vote to approve/disapprove each of the three was taken. An explanation of each of these projects is in the Slide Presentation. Simply described here, the projects were:

- 1) Steps: \$6,000 - \$8,000 estimated cost; motion to approve made by Carl Bosteels and seconded by Sandy Wavers. The motion was unanimously approved
- 2) Trail: \$8,000 - \$9,000 estimated cost; motion to approve made by Carl Bosteels and seconded by Doris Washington. The motion was unanimously approved
- 3) Wall: \$12,000 estimated cost; motion to approve made by Jim Davis and seconded by Carl Bosteels. The motion was unanimously approved

**Committee Reports:** The various Committee Chairs gave their reports and responded to questions.

**Glenhurst Community:** A brief description of the size of our Glenhurst Community Common Property that the HOA is responsible to maintain. Also the need for all our homeowners to work together to help maintain properties to high standards as currently the total estimated value of homes in Glenhurst Proper and Glenhurst Villas are in the area of **One Hundred Thirty-Six Million Dollars!**

**Board Information & Elections + Vote:** Information was presented about Board Member positions in general as well as basic duties of the various Board Member positions. Two Board Member positions needed to be filled. Nominations from the floor for these positions were asked three times by the President and no nominations were made. The President then asked for volunteers to fill the two vacant positions. Thankfully there were two homeowners willing to step up to serve the Glenhurst Community: Michael Hensley and Christina Sanders. A motion was made and seconded to approve these two volunteers to be Board Members. Approval was unanimous.

**Questions & Answers:** A few questions were asked and appropriate responses provided. Such as a concern with the HOA checking up on possible covenants violations, a section of sidewalk along NW 117<sup>th</sup> Ter in the Common Area being in need of repair due to some unevenness which could be a potential tripping hazard for walkers, consideration for additional landscaping in the dry pond area due to the dirt from the sidewalk project being placed there and overall resident security awareness due to a locked mailbox recently being broken into. No questions were asked that necessitated a vote being taken.

**Closing Remarks:** The initial goals for 2019 were presented, with more participation by homeowners in our Glenhurst Community functions being a priority.

The meeting was adjourned at 8:33 pm.